



LAWRENCEVILLE

Planning & Development

REZONING	
CASE NUMBER:	RZC2024-00054
APPLICANT:	PATTERSON GWINNETT HOLDINGS
OWNER:	JAMES STACY PATTERSON JONATHAN SPARKS PATTERSON
CONTACT:	STACY PATTERSON
LOCATION(S):	194 GWINNETT DRIVE
PARCEL IDENTIFICATION NUMBER(s):	5142 110
APPROXIMATE ACREAGE:	1.16 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT) & RM-12 (MULTIFAMILY RESIDENTIAL DISTRICT)
ZONING PROPOSAL:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	RETAIL STORE
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP





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ZONING HISTORY

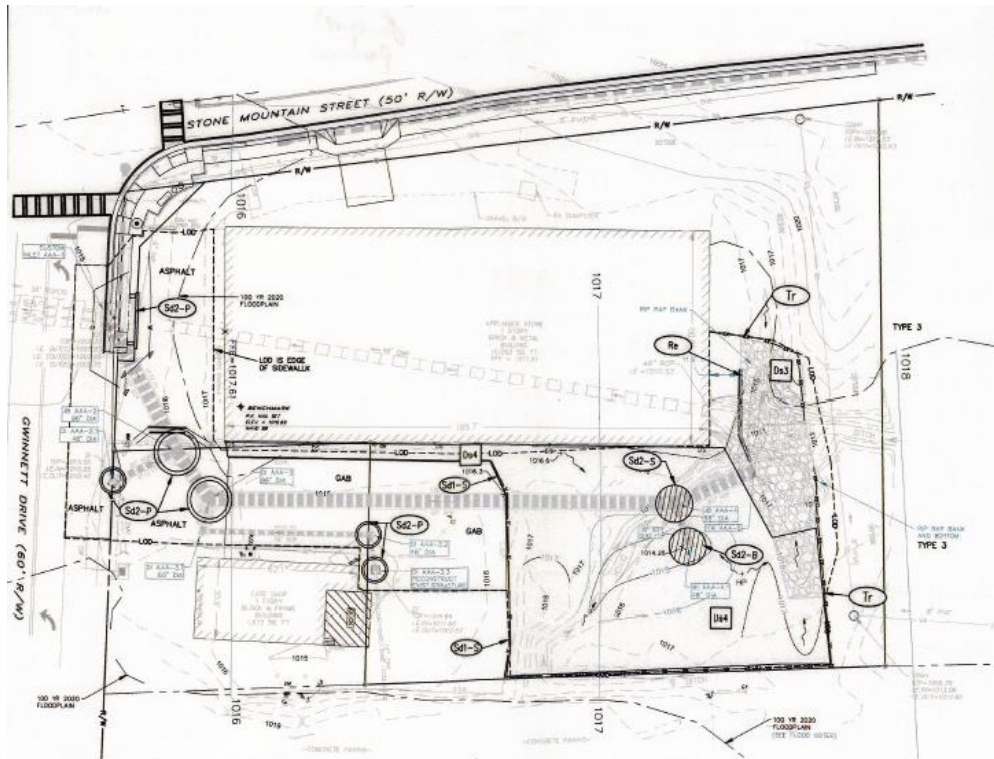
The subject property has been split zoned BG (General Business District) and RM-12 (Multifamily Residential District) since 1960, the earliest zoning record on file.

In 1960, the parcel was split into three separate parcels, the southwesterly two which were zoned BG (PINs: 5142 110 and 5142 109), and the northeastern one which was zoned RM-12 (PIN: 5142 108). At some undisclosed point in time, the parcels were combined into a single parcel, but the underlying zoning was left unchanged.

PROJECT SUMMARY

The applicant requests a rezoning for 194 Gwinnett Drive from split BG (General Business District) and RM-12 (Multifamily Residential District) to BG (General Business District) to allow for a retail establishment at the location. The subject property is an approximately 1.16-acre parcel located at the northeast corner of the intersection of Gwinnett Drive and Stone Mountain Street.

LAND SURVEY





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ZONING AND DEVELOPMENT STANDARDS

The existing 14,880 square foot retail store was built in 1969. The entrance, driveway, parking, dumpster, and landscaping are existing nonconforming and should therefore be brought into compliance with the 2020 Zoning Ordinance. Thirty-seven (37) parking spaces, or one (1) parking space per 400 SF of retail sales and service space would satisfy the minimum parking and loading requirements of Article 5 - Parking.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The immediate surrounding area consists of a mix of commercial, residential multi-family, and single-family residential uses and zoning. The parcels surrounding the intersection of Stone Mountain Street and Gwinnett Drive and alongside the right-of-way of Gwinnett Drive are all zoned BG, the same as the requested district. The properties to the immediate northeast are duplexes zoned RM-12, part of the Plainview subdivision. Finally, there are single-family homes on land zoned RS-150 (Single-Family Residential District) across the right-of-way of Stone Mountain Street from the subject property as well as further northwest, in the Fairhaven subdivision. Overall, the zoning and uses of the surrounding area are compatible with the zoning request.



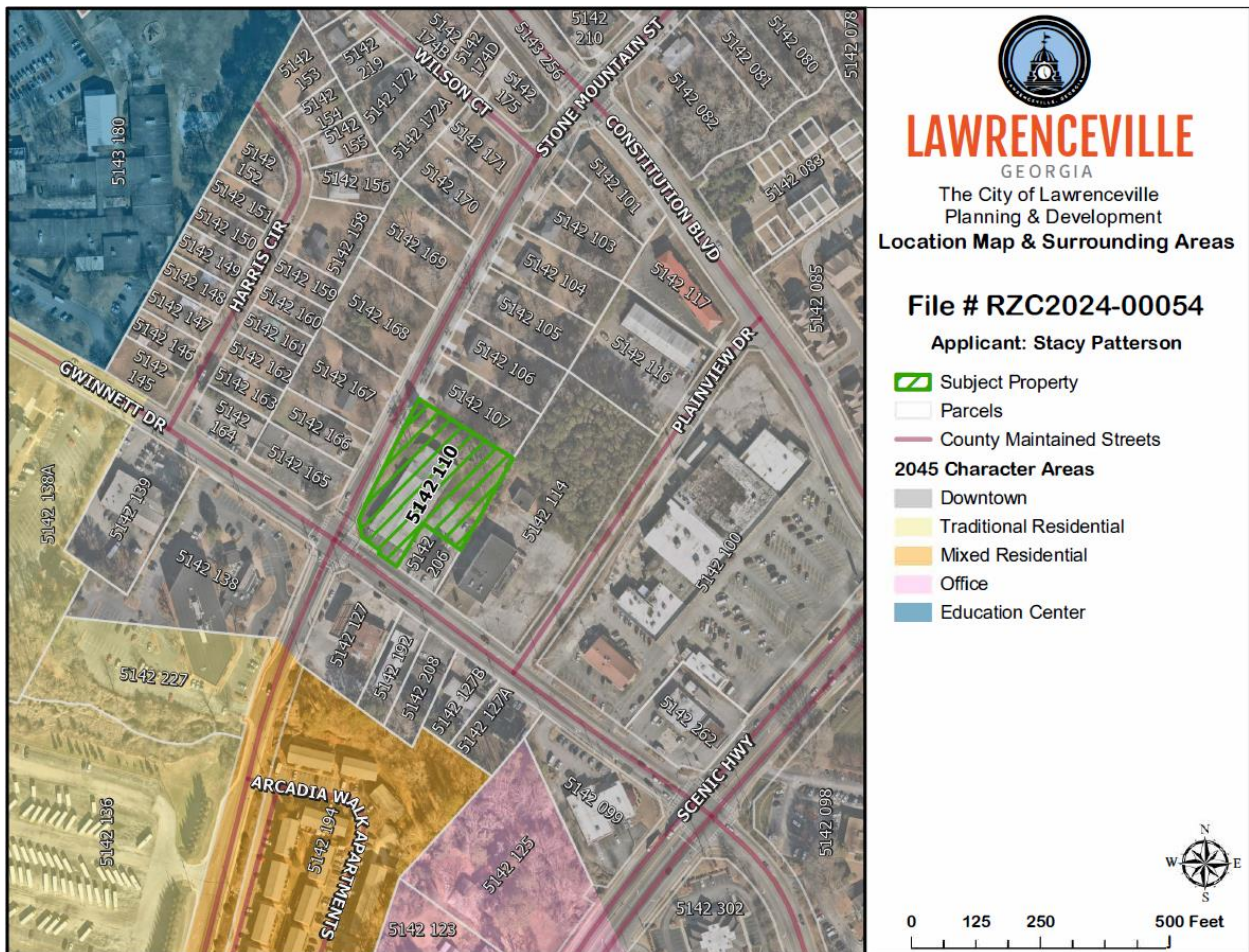
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2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicate the property lies within the Downtown character area. Lawrenceville’s Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce. The requested zoning change is compatible with the goals of the 2045 Comprehensive Plan for the Downtown character area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP





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STAFF RECOMMENDATION

As detailed in this report, the requested rezoning is compatible with both the existing conditions as well as the future vision for the surrounding area. The rezoning would provide a much-overdue cleanup of the zoning of the area and would bring the property into compliance with current standards. As such, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** for the request.



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CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

No comment

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment



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STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

- 1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Nearby properties along the rights-of-way of Gwinnett Drive, Scenic Highway, and Plainview Drive are all currently zoned BG, the same zoning classification requested. Given that most of this property is already zoned BG and the request is just to bring the northern part of the subject property into compliance, the request is more than sufficient.

- 2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

No; there is no change in use proposed with this rezoning request. It would simply align the subject property's zoning with how it is currently being used.

- 3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;**

Given that the zoning of the property is currently split between two somewhat incompatible uses with a buffer required between the two, the property does not have a reasonable economic use as currently zoned.

- 4. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

None; there are no changes in use or occupancy proposed.

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

The proposal would continue a long overdue zoning cleanup for this area.



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- 6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;**

Yes; it helps align the zoning and use of the subject property.